

---

## **Section 2**

# **Alternative Land Use and Development Concepts**

# General Principles

---

## Waterfront:

- Preserve **Working Waterfront**
- **Revitalize** Port Area/Improve Physical Setting
- Provide **Access** Along the Waterfront
- Respect Historic **Character**/Community **Heritage**
- Accommodate **Diversity** of Activities and People to Promote/Expand **Economic Opportunities**

# Alternative Land Use & Development Concepts

---

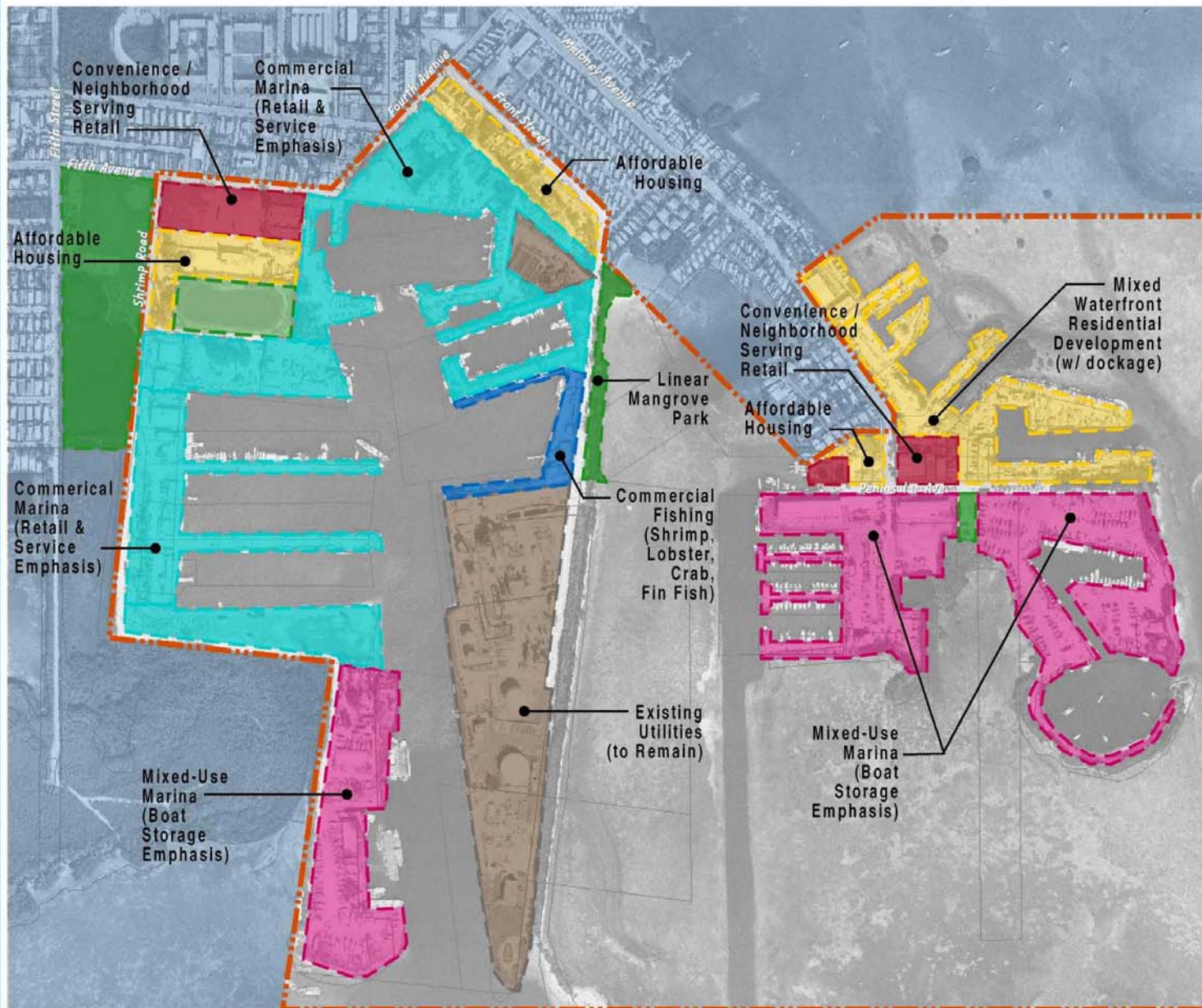
- **Alternative A:** Market / Trend-Based Alternative Growth (Market Trend Forces)
- **Alternative B:** Resident Survey-Based Alternative (“Holding the Line”)
- **Alternative C-1:** Balanced Mix of Uses (Working Waterfront)
- **Alternative C-2:** Balanced Mix of Uses (Commercial/Residential)

## **Alternative A: Market /Trend-Based Alternative (Trend Growth)**

### **Overview**

- **Reflects the present trend (e.i, loss of 44% commercial fishing land between 1985 and 2004).**
- **Over time, commercial fishing land use decreases to a minimal component of the uses in the port area.**
- **The majority of upland transitions to a mix of other waterfront commercial uses, including marinas, shops, restaurants, and housing.**

# Alternative A: Land Use Pattern



## Land Use Legend:

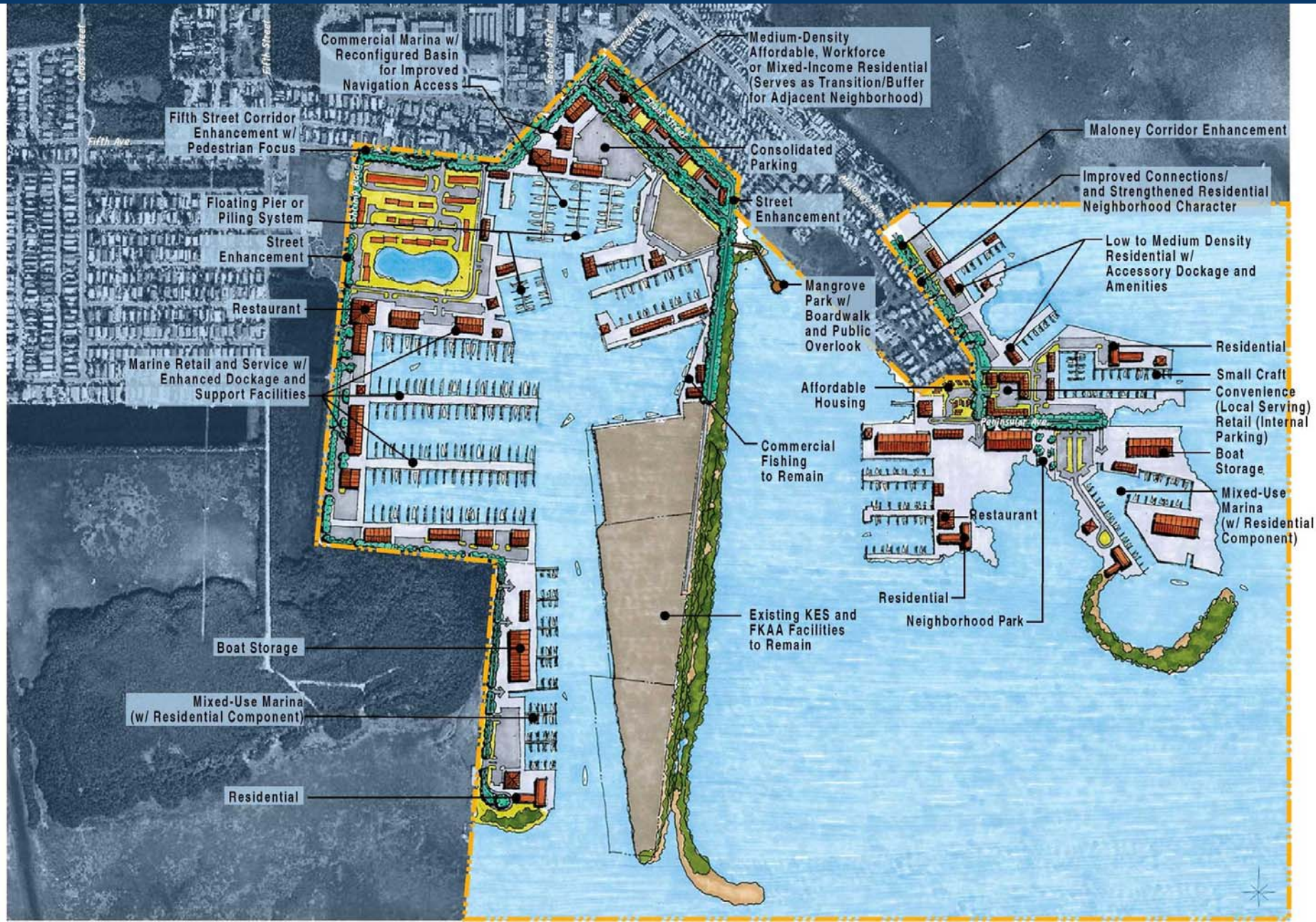
-  Commercial Fishing
-  Commercial Marina
-  Mixed-Use Marina
-  Commercial / Retail
-  Residential
-  Public Park / Open Space
-  Private Park / Open Space
-  Public Utility

# Alternative A: Land Use Distribution

Concept A: Market/Trend-Based Alternative						
Land Use					Acreage	%
<b>Water-dependent uses</b>						
Maritime Commercial (recreational/leisure/mixed use marina)						
Recreational/Commercial Marina					34.41	29.1%
Mixed-Use Marina					32.18	27.2%
Maritime Industrial (boat repair yard, ship building etc.)					0.00	
Commercial Fishing (seafood wholesale/retail/processing, dockage,					2.47	2.1%
<b>Subtotal</b>					<b>69.06</b>	<b>58.4%</b>
<b>Non water-dependent uses</b>						
Residential					19.60	16.6%
Commercial (retail, office, etc.)					3.84	3.2%
Public Utility					22.80	19.3%
Park / Open Space						
Private					1.84	1.6%
Public					1.05	0.9%
<b>Subtotal</b>					<b>49.13</b>	<b>41.6%</b>
<b>Total Acreage of Land Uses</b>					<b>118.19</b>	<b>100.0%</b>



# Alternative A: Development & Design Concept





## **Alternative A: Market /Trend-Based Alternative (Trend Growth)**

### **Implications**

- Greatest opportunity for marina development and likely greatest revenue/tax benefits to the County.
- Continuation of incipient gentrification of Stock Island.
- Favorable to higher-end residential and tourist economic activity.
- Not well-balanced in terms of base economic development activity needs.

### **Implementation**

- Assumes present zoning and County policies remain as now.
- County assistance needed to facilitate coordination, organization, and improvement of waterfront functions.
- This could be a County “authority” or a joint “working waterfront improvement group” (“Business Improvement Districts” model).



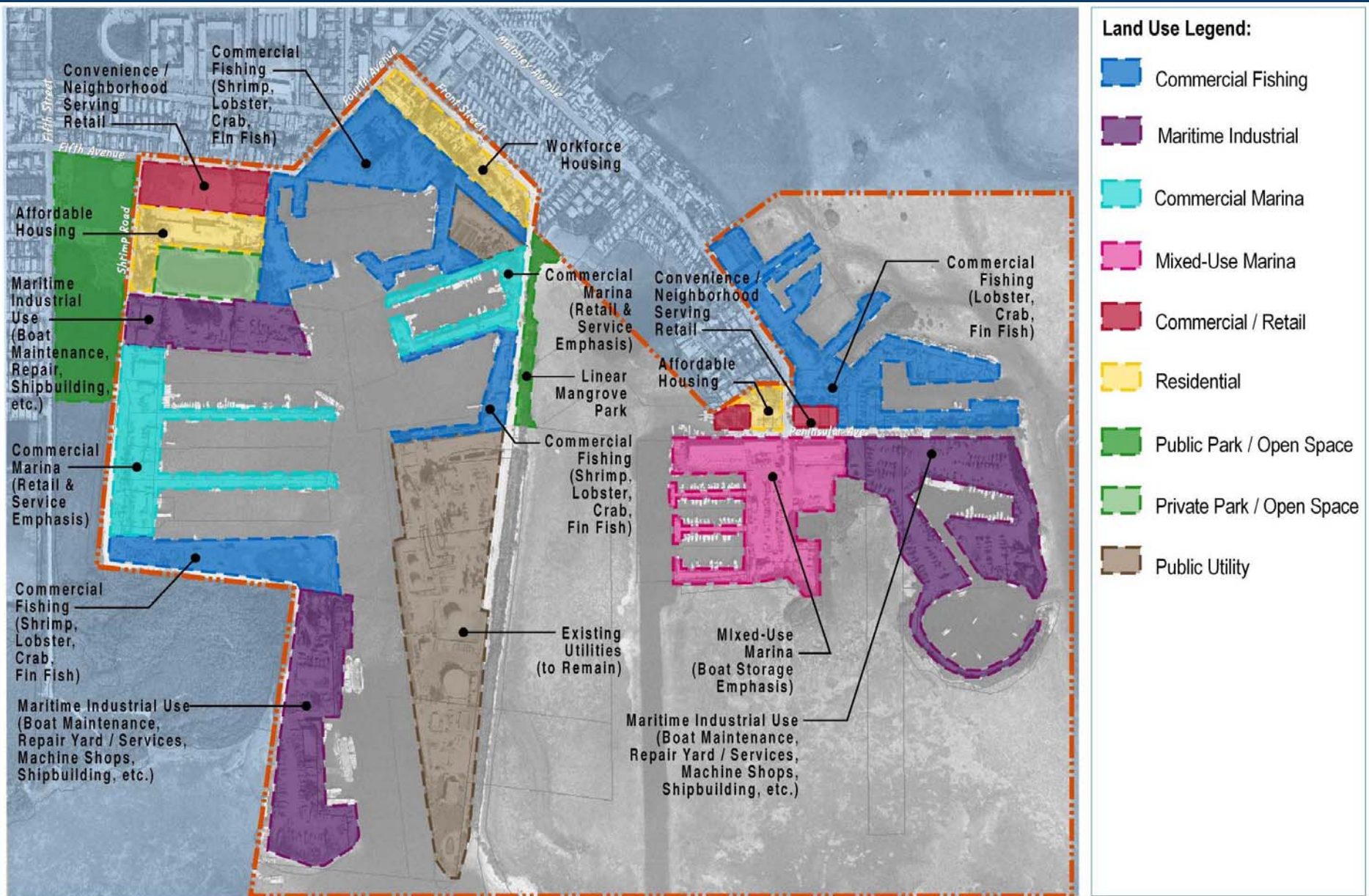
## **Alternative B: Resident-Survey Based Alternative (“Holding the Line”)**

---

### Overview

- Reflects community responses to County-conducted survey for questions related to commercial fishing (2004 survey).
- Sixty-eight percent of respondents agreed or strongly agreed with the statement: “The community should maintain the amount of land available for light industrial and commercial fishing.”
- Sixty-three percent of respondents agreed or strongly agreed with the statement: “I support current regulations in the Comprehensive Plan that protect the commercial fishing industry.”

# Alternative B: Land Use Pattern

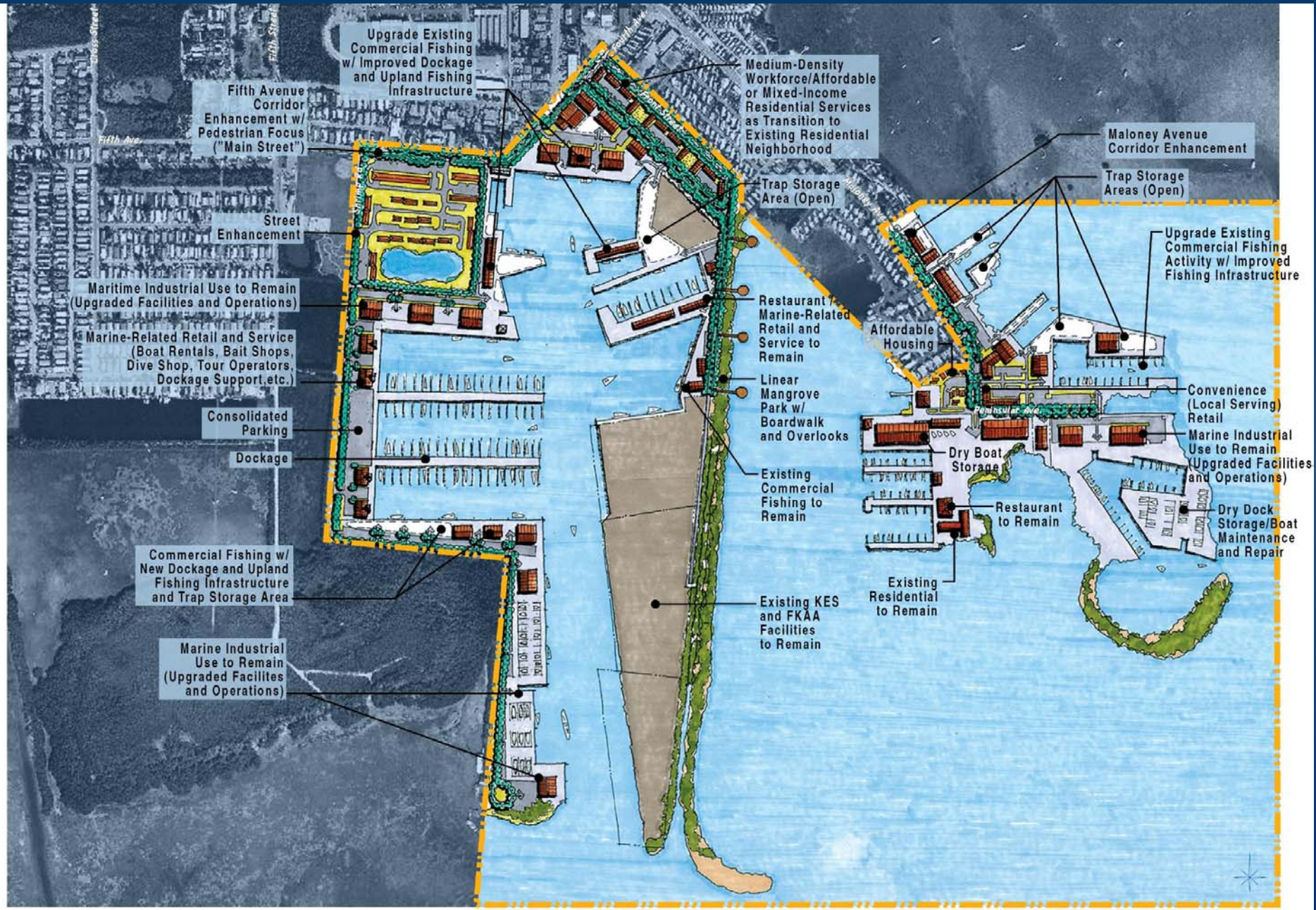


# Alternative B: Land Use Distribution

Concept B: Residents Survey-Based Alternative ("Holding the Line")							
Land Use						Acreage	%
Water-dependent uses							
Maritime Commercial							
Recreational/Commercial Marina						10.98	9.3%
Mixed-Use Marina						9.95	8.4%
Maritime Industrial (boat repair yard, ship building etc.)						28.72	24.3%
Commercial Fishing (seafood wholesale/retail/processing, dockage, trap/equipment storage and manufacturing)						28.86	24.4%
					Subtotal	78.51	66.4%
Non water-dependent uses							
Residential						11.25	9.5%
Commercial (retail, office, etc.)						3.39	2.9%
Public Utility						22.80	19.3%
Park / Open Space							
Private						1.84	1.6%
Public						0.40	0.3%
					Subtotal	39.68	33.6%
Total Acreage of Land Uses						118.19	100.0%



# Alternative B: Development & Design Concept





## **Alternative B: Resident-Survey Based Alternative (“Holding the Line”)**

---

### **Implications**

- Commercial fishing activity is expanded at or near its present locations.
- Offers opportunities for expanded marina development to meet growing demand for this activity.
- Offers opportunities for new workforce housing.

### **Implementation**

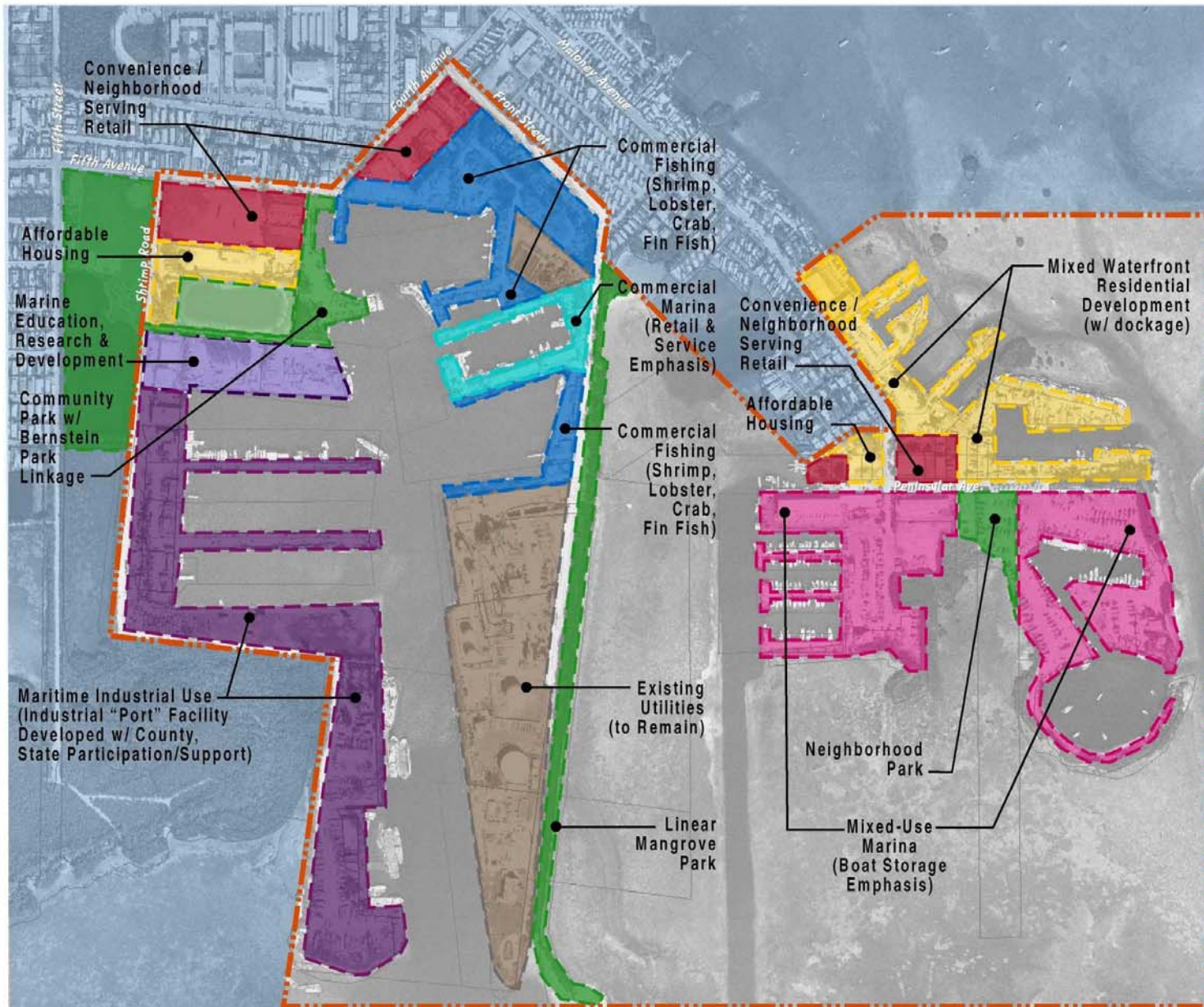
- Will require financial intervention by County/State to retain commercial fishing and waterfront industrial uses.
- Potential approaches: purchase of commercial fishing/waterfront industrial easements; tax deferral; outright property acquisition.
- Creation of “Working Waterfront Improvement Group,” as in Alternative A.

# **Alternative C-1: Balanced Mix of Uses (Working Waterfront)**

## **Overview**

- Safe Harbor: retained as the center of the “working waterfront,” including commercial fishing and maritime industries, with uses supported by existing deep-water access.
- Commercial fishing and industrial activities consolidate their general current physical arrangement.
- Peninsular area: mixed-use marina facilities with either boat storage or residential emphasis.

# Alternative C-1: Land Use Pattern



## Land Use Legend:

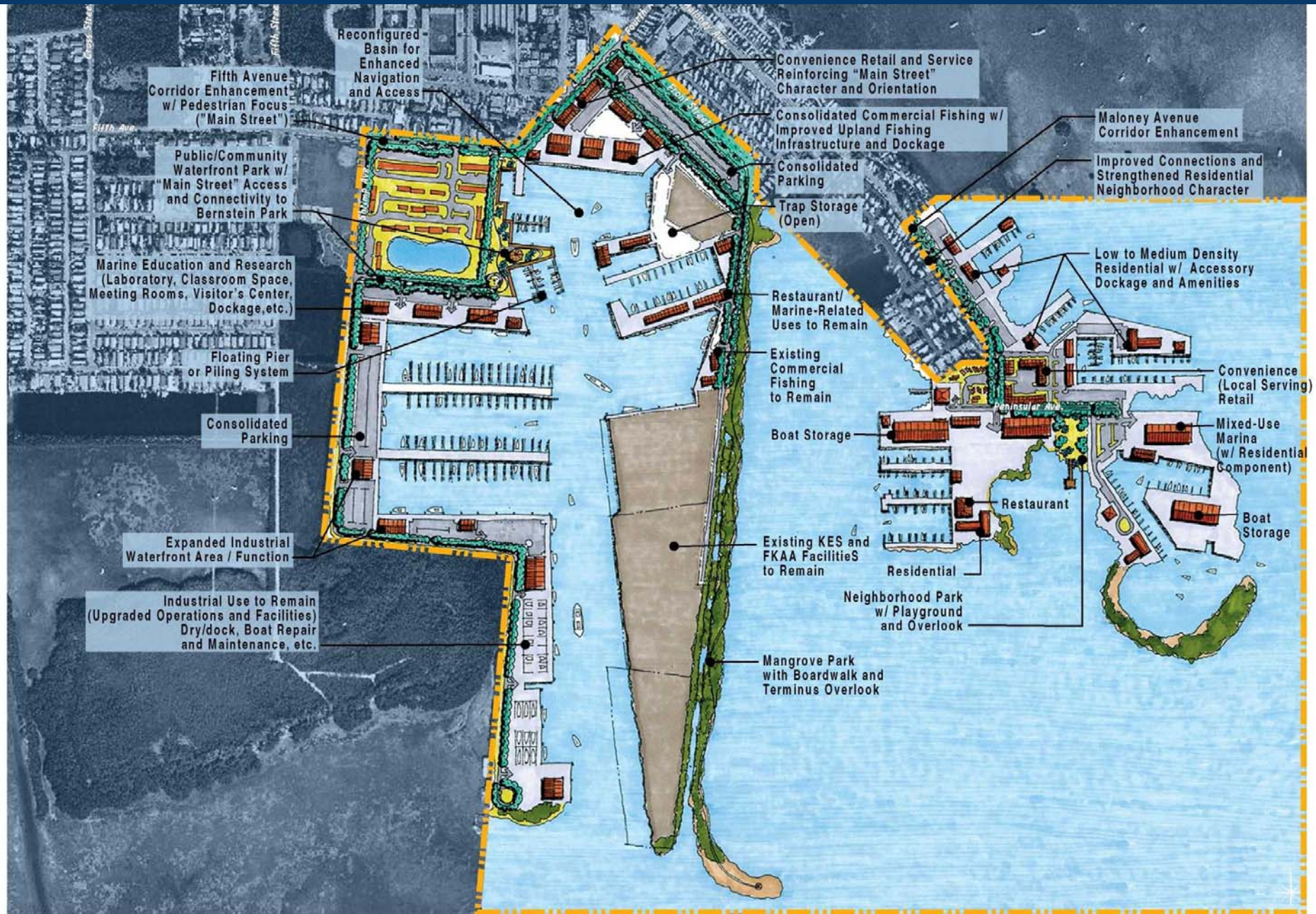
-  Commercial Fishing
-  Maritime Industrial
-  Marine Research / Education
-  Commercial Marina
-  Mixed-Use Marina
-  Commercial / Retail
-  Residential
-  Public Park / Open Space
-  Private Park / Open Space
-  Public Utility

# Alternative C-1: Land Use Distribution

<b>Concept C-1: Balanced (Mix of Uses) Alternative</b>						
<b>Land Use</b>					<b>Acreage</b>	<b>%</b>
<b>Water-dependent uses</b>						
Maritime Commercial (recreational/leisure/mixed use marina)						
Recreational/Commercial Marina					2.39	
Mixed-Use Marina					21.28	18.0%
Maritime Industrial (boat repair yard, ship building etc.)					23.94	20.3%
Commercial Fishing (seafood wholesale/retail/processing, dockage,					11.45	9.7%
Marine Research, Education, Biomedical Research & Development					5.94	5.0%
<b>Subtotal</b>					<b>65.00</b>	<b>55.0%</b>
<b>Non water-dependent uses</b>						
Residential					16.43	13.9%
Commercial (retail, office, etc.)					6.68	5.7%
Public Utility					22.80	19.3%
Park / Open Space						
Private					1.84	1.6%
Public					5.44	4.6%
<b>Subtotal</b>					<b>53.19</b>	<b>45.0%</b>
<b>Total Acreage of Land Uses</b>					<b>118.19</b>	<b>100.0%</b>



# Alternative C-1: Development & Design Concept





# **Alternative C-1: Balanced Mix of Uses**

---

## **Implications**

- Sensitive to preserving current industrial base, while providing for growth and diversification.
- Balanced in County revenue return, while meeting community objectives (survey).
- Commercial fishing land area is reduced, but given an optimal location.
- Industrial waterfront activity is preserved and expanded.

## **Implementation**

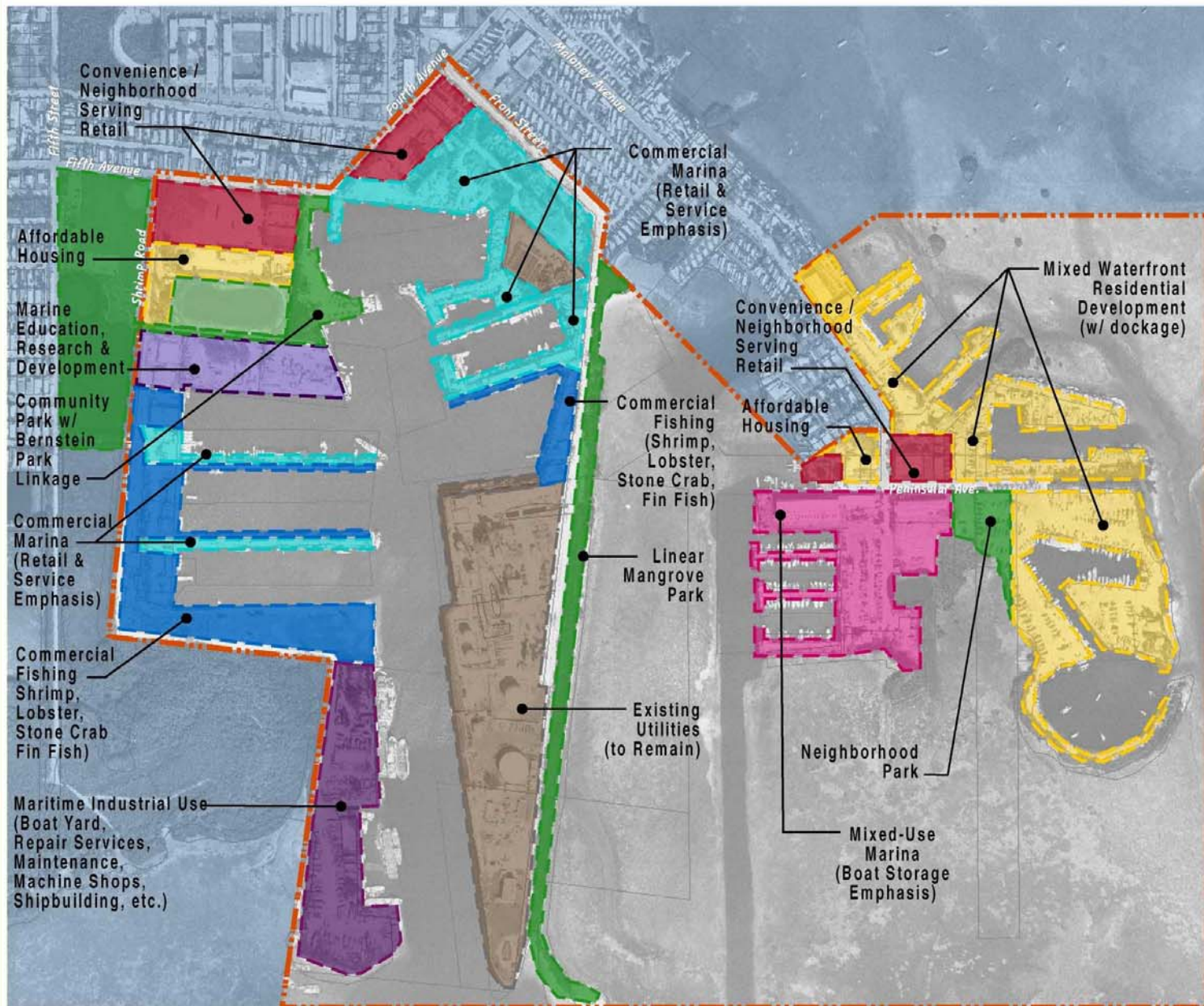
- Strengthens “industrial port” character and importance of Safe Harbor.
- Assumes major public investment in acquisition and development of the waterfront industrial complex.
- Implies some form of “authority” empowered to undertake the development and operation of this industrial complex.

## **Alternative C-2: Balanced Mix of Uses (Commercial/Residential)**

### **Overview**

- More balanced approach to managing land uses in the harbor area than concepts A and B.
- Commercial fishing and waterfront industrial uses are shown relocated and consolidated in the west and south areas of Safe Harbor.
- North and east sides of the Harbor transition to commercial marina and complementary functions.
- Peninsular area transitions to residential-oriented waterfront development, consistent with predominant character of the surrounding area.

# Alternative C-2: Land Use Pattern



## Land Use Legend:

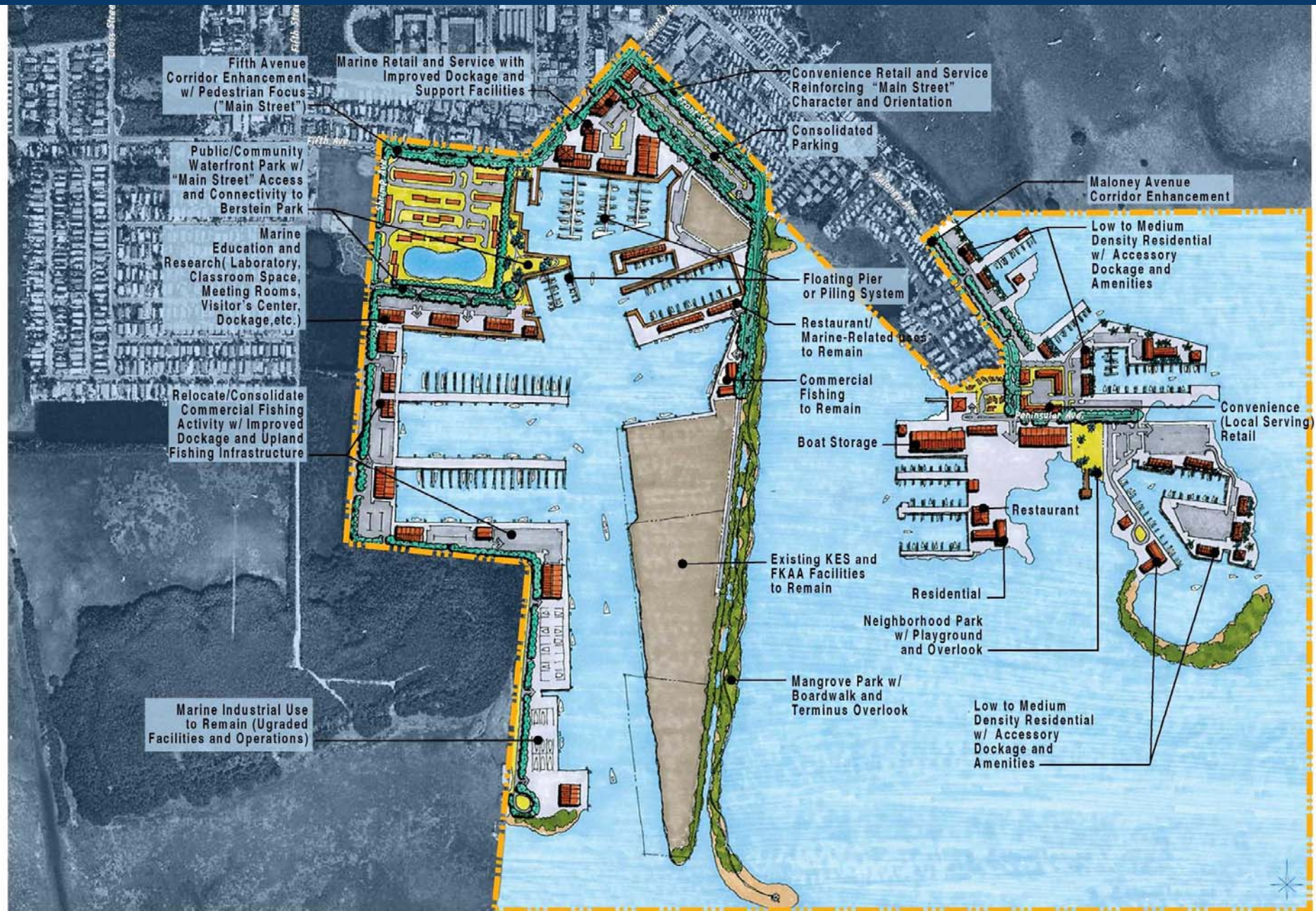
-  Commercial Fishing
-  Maritime Industrial
-  Marine Research / Education
-  Commercial Marina
-  Mixed-Use Marina
-  Commercial / Retail
-  Residential
-  Public Park / Open Space
-  Private Park / Open Space
-  Public Utility



# Alternative C-2: Land Use Distribution

<b>Concept C-2: Balanced (Mix of Uses) Alternative</b>						
<b>Land Use</b>					<b>Acreage</b>	<b>%</b>
<b>Water-dependent uses</b>						
Maritime Commercial (recreational/leisure/mixed use marina)						
Recreational/Commercial Marina					15.13	12.8%
Mixed-Use Marina					9.95	8.4%
Maritime Industrial (boat repair yard, ship building etc.)					10.90	9.2%
Commercial Fishing (seafood wholesale/retail/processing, dockage,					11.75	9.9%
Marine Research, Education, Biomedical Research & Development					5.94	5.0%
<b>Subtotal</b>					<b>53.67</b>	<b>45.4%</b>
<b>Non water-dependent uses</b>						
Residential					26.73	22.6%
Commercial (retail, office, etc.)					6.68	5.7%
Public Utility					23.83	20.2%
Park / Open Space						
Private					1.84	1.6%
Public					5.44	4.6%
<b>Subtotal</b>					<b>64.52</b>	<b>54.6%</b>
<b>Total Acreage of Land Uses</b>					<b>118.19</b>	<b>100.0%</b>

# Alternative C-2: Development & Design Concept





## **Alternative C-2: Balanced Mix of Uses (Commercial/Residential)**

### **Implications**

- Similar to Alternative C-1 in that:
  - Creates “village center” street front along Fifth Avenue.
  - Diversifies economy with marine-related Research & Development (R & D) or marine education component.
  - Creates opportunities for public access to the water and open space linkages to Bernstein Park.

### **Implementation**

- Similar to Alternative B, along with complementary actions to assist the coordination of the working waterfront facility and operation improvements.
- Open space linkages will likely require public land acquisition.